

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should appoint a special hearing for the expansion of the site area of an existing service station as noted under section 405.8 of the existing Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Exxon Corporation
(Type or Print Name)
Signature: *[Signature]*

Box 1288, Balto., MD 21203
Address
City and State

Attorney for Petitioner:
F. Vernon Booser
(Type or Print Name)
Signature: *[Signature]*

3039 Rolling Road
Address
Baltimore, MD 21207
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Stewart A. Bain (Exxon Corporation)
Name
Box 1288 Baltimore, MD 21203
Address
Phone No. 363-5146

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of July, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of August, 1981, at 10:00 o'clock A.M.

RESCHEDULED TO:
Tuesday, September 1,
1981 at 10:30 A.M.

Z.C.O.-No. 1 (over)

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for automotive service station.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: EXXON COMPANY, USA
(Type or Print Name)
Signature: *[Signature]*

Box 1288, Baltimore, Md. 21203
Address
City and State

Attorney for Petitioner:
F. Vernon Booser
(Type or Print Name)
Signature: *[Signature]*

3039 Rolling Road
Address
Baltimore, Md. 21207
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Stewart A. Bain
Name
Box 1288 Baltimore, MD 21203
Address
Telephone No. 363-5146

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of July, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of August, 1981, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

3. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Milton E. Piel
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

BATE 12/14/81

BY 12/14/81

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SE corner of Windsor Mill Rd. and : OF BALTIMORE COUNTY
Rolling Road, 2nd District
MILTON E. PIEL, et ux, Petitioners : Case No. 81-45-5PH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of July, 1981, a copy of the foregoing Order was mailed to F. Vernon Booser, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioners; and Mr. Stewart A. Bain, Exxon Co., U.S.A., P. O. Box 1288, Baltimore, Maryland 21203, Contract Purchaser.

John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 25, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

Item No. 168
Petitioner - Milton E. Piel, et ux
Special Hearing Petition

Dear Mr. Booser:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your clients' proposal to rebuild the existing service station and expand it to the rear, this special hearing is required. Originally, a special exception was requested. However, in conversation with Mr. Dyer and Mr. Hammond, it was decided that the special hearing is the proper request.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bac

Enclosures

cc: Mr. Stewart Bain
Exxon Company, USA
Box 1288
Baltimore, Md. 21203

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Rolling Road and Windsor Mill Road, existing public roads, are proposed to be improved in the future in this vicinity as 42 and 40-foot closed section roadways, respectively, on 60-foot rights-of-way. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design and Approval Section.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water and Sanitary Sewer:

There are public 12-inch water mains and 8-inch public sanitary sewerage in Rolling and Windsor Mill Roads at this location.

Very truly yours,
Robert A. Norton, P.E., Chief
Bureau of Public Services

JAM:EAM:FWR:ss
cc: Jack Wimble

L-NE Key Sheet
16 NW 28 Pos. Sheet
NW 4 G Topo
87 Tax Map

April 17, 1981

Re: Item #167 (1980-1981)
Property Owner: Milton E. & Harriet L. Piel
S/E corner Rolling Rd. & Windsor Mill Rd.
Acres: 9716 sq. ft. District: 2nd

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

William E. Hammond

May 18, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #168, Zoning Advisory Committee Meeting, March 24, 1981, are as follows:

Property Owner: Milton E and Harriet L. Piel
Location: SE corner Rolling Road & Windsor Mill Road
Acres: 9716 sq. ft.
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

A detailed landscape plan must be submitted.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The petitioners herein seek approval of an expansion for an existing service station located within a triangular parcel of land between Windsor Mill and Rolling Roads. The subject site is zoned B.L. with a C.N.S. District imposed thereon and contains a service station and residence. The petitioners propose to raise the existing improvements and to expand the operation to include a three-bay service garage facility, together with three canopied-covered pump islands, which will be served by two entrances/exits on Windsor Mill Road and two on Rolling Road, all as shown on the site plan dated August 5, 1979, and marked Petitioners' Exhibit 1.
2. An adjoining property owner objected to the planned improvement and expansion because of the bay openings facing his property, the anticipated glare from the proposed lighting, and the proposed ten foot high stockade fence to be erected along the eastern property line. Mr. Barry Goldberg, the present lessee of the existing service station, based his objections on his lack of knowledge of Exxon Corporation's proposal and that his business operation would be interrupted during the period of reconstruction.
3. The existing service station was established at this location in August, 1959 (Case No. 4468-X), and is proposed to be improved and expanded in accordance with the requirements set forth in Section 405.8 of the Baltimore County Zoning Regulations.
4. The reconstruction and expansion, as indicated on Petitioners' Exhibit 1, is in keeping with the purposes of Section 405.4 of the zoning regulations.
5. To approve the proposed reconstruction and expansion will not be detrimental to the health, safety, and general welfare of the community and will be within the spirit and intent of the zoning regulations.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of October, 1981, that the site area of the existing service station which existed prior to December 31, 1967, should be approved for reconstruction and expansion and, as such, the Petition for Special Hearing is hereby GRANTED, from and

after the date of this Order, subject, however, to the following restrictions:

1. All requirements of Section 405.4 of the Baltimore County Zoning Regulations shall be maintained in the reconstruction of the service station, as well as the appurtenances therefor.
2. The proposed ten foot high stockade fence along the eastern property line shall be erected and maintained in accordance with the requirements of Section 405.4, B.3 of the zoning regulations. The fence shall be set back from the property line the distance that may be required to plant six foot high evergreens every three feet along the property line outside of the fence.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William Hammond
Zoning Commissioner
Date: May 27, 1981

FROM: Michael S. Flanigan, Engineer Associate II

SUBJECT: ZONING COMMENTS

With regard to ZAC meeting of March 24, 1981.
The Department of Traffic Engineering has no comments on items #166, 167, 168 and 169.

Michael S. Flanigan
Engineer Associate II

NSP/bza

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

March 19, 1981

Mr. William E. Hammond
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 166, Zoning Advisory Committee Meeting of March 24, 1981, are as follows:

Property Owner: Milton E. and Harriet L. Piel
Location: SE/Corner Rolling Road and Windsor Mill Road
Existing Zoning: BL-CNS
Proposed Zoning: Special Exception for automotive station
Acres: 9716 sq. ft
District: 2nd

Metropolitan water and sewer are available.

A permit to construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

Ian J. Porres, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/kc

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
325-7310

PAUL H. REMCKE
Chief

March 20, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Milton E. Harriet L. Piel

Location: SE/Corner Rolling Road & Windsor Mill Road

Item No.: 166 Zoning Agenda: Meeting of March 24, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

X 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

ORDER RECEIVED FOR FILING

DATE: October 29, 1981

BY: [Signature]

ADMINISTRATIVE

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

March 24, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 166 Zoning Advisory Committee Meeting, March 24, 1981 are as follows:

Property Owner: Milton E. and Harriet L. Piel
Location: SE corner Rolling Road & Windsor Mill Road
Existing Zoning: BL-CNS
Proposed Zoning: Special Exception for automotive service station

Acres: 9716 sq. ft.
District: 2nd

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes, and other Miscellaneous

X B. A building/_____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments - If structure is prefab it may need state certification, if it is from plastic core panels it shall comply with Section 876.5 thru an end-use test or be sprinkled.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burman, Chief
Plans Review

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 19, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 24, 1981

RE: Item No: 166, 167, 168, 169
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: July 27, 1981

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Petition No. 82-15-SPH Item 168

Petition for Special Hearing
Southeast corner of Windsor Mill Rd. and Rolling Rd.
Petitioner- Milton E. Piel, et ux

Second District

HEARING: Thursday, August 20, 1981 (10:00 A.M.)

This office is not opposed to the granting of this request. If granted, it is suggested that a landscaping plan, approved by the Division of Current Planning and Development, be required.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NBG:JGH:ab

PETITION FOR SPECIAL HEARING

2nd DISTRICT

ZONING: Petition for Special Hearing
LOCATION: Southeast corner of Windsor Mill Rd. & Rolling Rd.
DATE & TIME: Tuesday, September 1, 1981 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a special hearing for the expansion of the site area of an existing service station as noted under Section 405.8 of the Zoning Regulations

All that parcel of land in the Second District of Baltimore County

Being the property of Milton E. Piel, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, September 1, 1981 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 6 day of MAR, 1981

Filing Fee \$ 50 Received: ☒ check
☐ Cash
☐ Other

Petitioner Piel
Petitioner's Attorney F. Booger
Submitted by William E. Hammond, Zoning Commissioner
Reviewed by F. Booger

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting August 14, 1981
Posted for: SPECIAL HEARING
Petitioner: MILTON E. PIEL, et al.
Location of property: S.E. Windsor Mill Rd. & Rolling Rd.
Location of Signs: S.E. Windsor Mill Rd. & Rolling Rd.
Remarks: Signature
Printed by Signature Date of return: August 21, 1981
Number of Signs: 1

CERTIFICATE OF PUBLICATION

A 3079

Pikesville, Md., Aug. 12 19 81

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 1st day of Sept. 19 81

the first publication appearing on the 12th day of Aug. 19 81

the second publication appearing on the day of 19

the third publication appearing on the day of 19

THE NORTHWEST STAR

Manager
Cost of Advertisement 40.00

LEGAL NOTICE

PETITION FOR SPECIAL HEARING
2nd DISTRICT
LOCATION: Southeast corner of Windsor Mill Rd. & Rolling Rd.

DATE & TIME: Tuesday, September 1, 1981 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Hearing under Section 200.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Com-

LEGAL NOTICE

measurer should approve a special hearing for the expansion of the site area of an existing service station as noted under Section 408 of the Zoning Regulations.

At that parcel of land in the Second District of Baltimore County

BEGINNING FOR THE SAME as a pipe set on the North side of Rolling Road, said pipe being situated 75.36 feet from the intersection of the North side of Rolling Road and the South side of Windsor Mill Road (extended); thence leaving said point of beginning and running by a curve to the right, as now surveyed 58.36 feet, said curve having a radius of 23.00 feet and a chord bearing and distance of North 44° 40' 36" East 43.92 feet to a point set on the southern side of Windsor Mill Road, thence running and binding on said Southern side of Windsor Mill Rd. by a curve to the right 182.93 feet, said curve having a radius of 1788.79 feet and a chord bearing and distance of South 81° 14' 51" East 182.80 feet to a pipe set at the place of beginning.

Being the property of Milton E. Piel, et al., as shown on plat filed with the Zoning Department.

Hearing Date: Tuesday, September 1, 1981 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

LEGAL NOTICE

50.84 feet to a pipe set at the place of beginning, thence leaving said point of beginning and running by a curve to the right, as now surveyed 58.36 feet, said curve having a radius of 23.00 feet and a chord bearing and distance of North 44° 40' 36" East 43.92 feet to a point set on the southern side of Windsor Mill Road, thence running and binding on said Southern side of Windsor Mill Rd. by a curve to the right 182.93 feet, said curve having a radius of 1788.79 feet and a chord bearing and distance of South 81° 14' 51" East 182.80 feet to a pipe set at the place of beginning.

Being the property of Milton E. Piel, et al., as shown on plat filed with the Zoning Department.

Hearing Date: Tuesday, September 1, 1981 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., August 13, 19 81

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~September 1, 1981~~ at one time ~~successive times~~ before the 1st day of September, 19 81, the first publication appearing on the 13th day of August 19 81.

THE JEFFERSONIAN

Manager
Cost of Advertisement, \$ 79.75

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 101619

DATE 9/16/81 ACCOUNT 01-662

AMOUNT \$74.75

RECEIVED FROM Exxon Company, U.S.A.

FOR Posting & Advertising of Case #62-45-SPH (Piel)

74.75

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 097695

DATE 7/21/81 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM F. Vernon Booger

FOR Filing Fee for Case #62-45-SPH

25.00

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING
2nd DISTRICT
LOCATION: Southeast corner of Windsor Mill Rd. & Rolling Rd.
DATE & TIME: Tuesday, September 1, 1981 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Hearing under Section 200.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a special hearing for the expansion of the site area of an existing service station as noted under Section 408 of the Zoning Regulations.

All that parcel of land in the Second District of Baltimore County

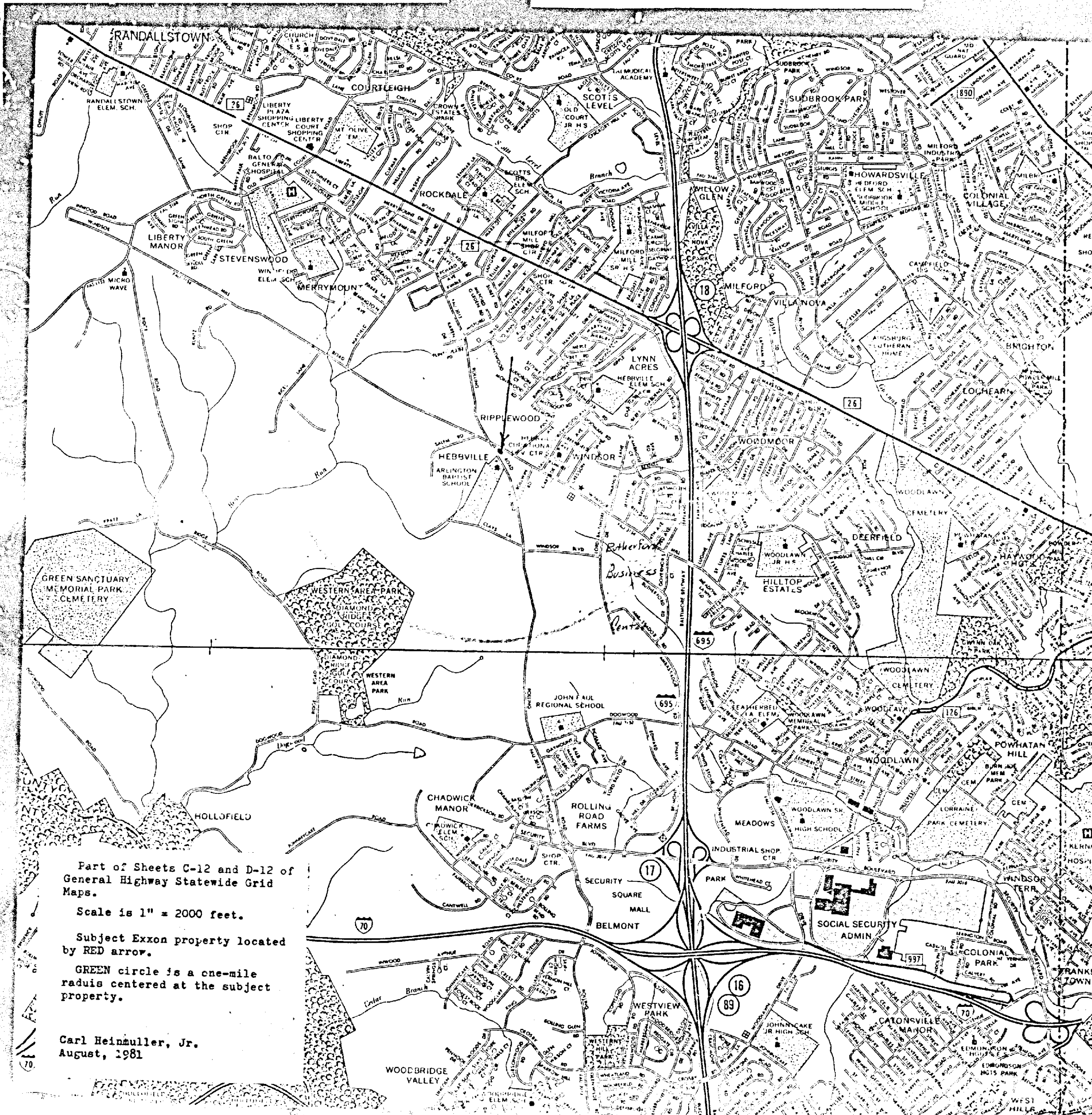
BEGINNING FOR THE SAME as a pipe set on the North side of Rolling Road, said pipe being situated 75.36 feet from the intersection of the North side of Rolling Road and the South side of Windsor Mill Road (extended); thence leaving said point of beginning and running by a curve to the right, as now surveyed 58.36 feet, said curve having a radius of 23.00 feet and a chord bearing and distance of North 44° 40' 36" East 43.92 feet to a point set on the southern side of Windsor Mill Road, thence running and binding on said Southern side of Windsor Mill Rd. by a curve to the right 182.93 feet, said curve having a radius of 1788.79 feet and a chord bearing and distance of South 81° 14' 51" East 182.80 feet to a pipe set at the place of beginning.

Being the property of Milton E. Piel, et al., as shown on plat filed with the Zoning Department.

Hearing Date: Tuesday, September 1, 1981 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County



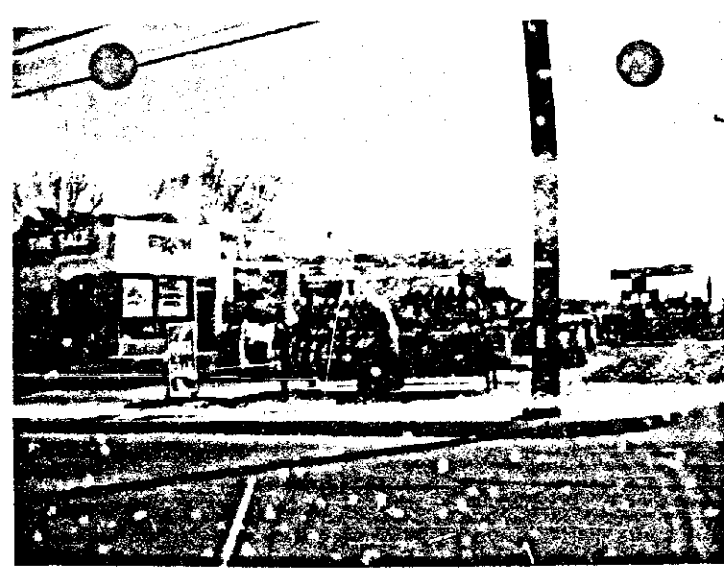
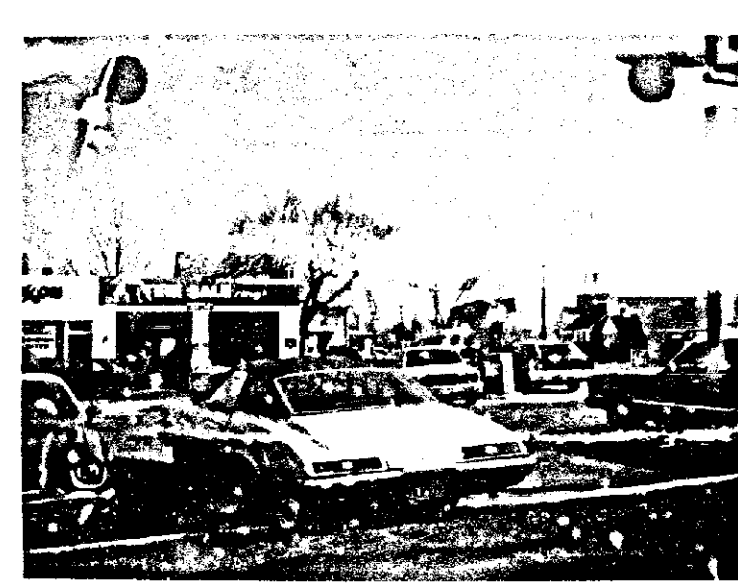
Part of Sheets C-12 and D-12 of
General Highway Statewide Grid
Maps.

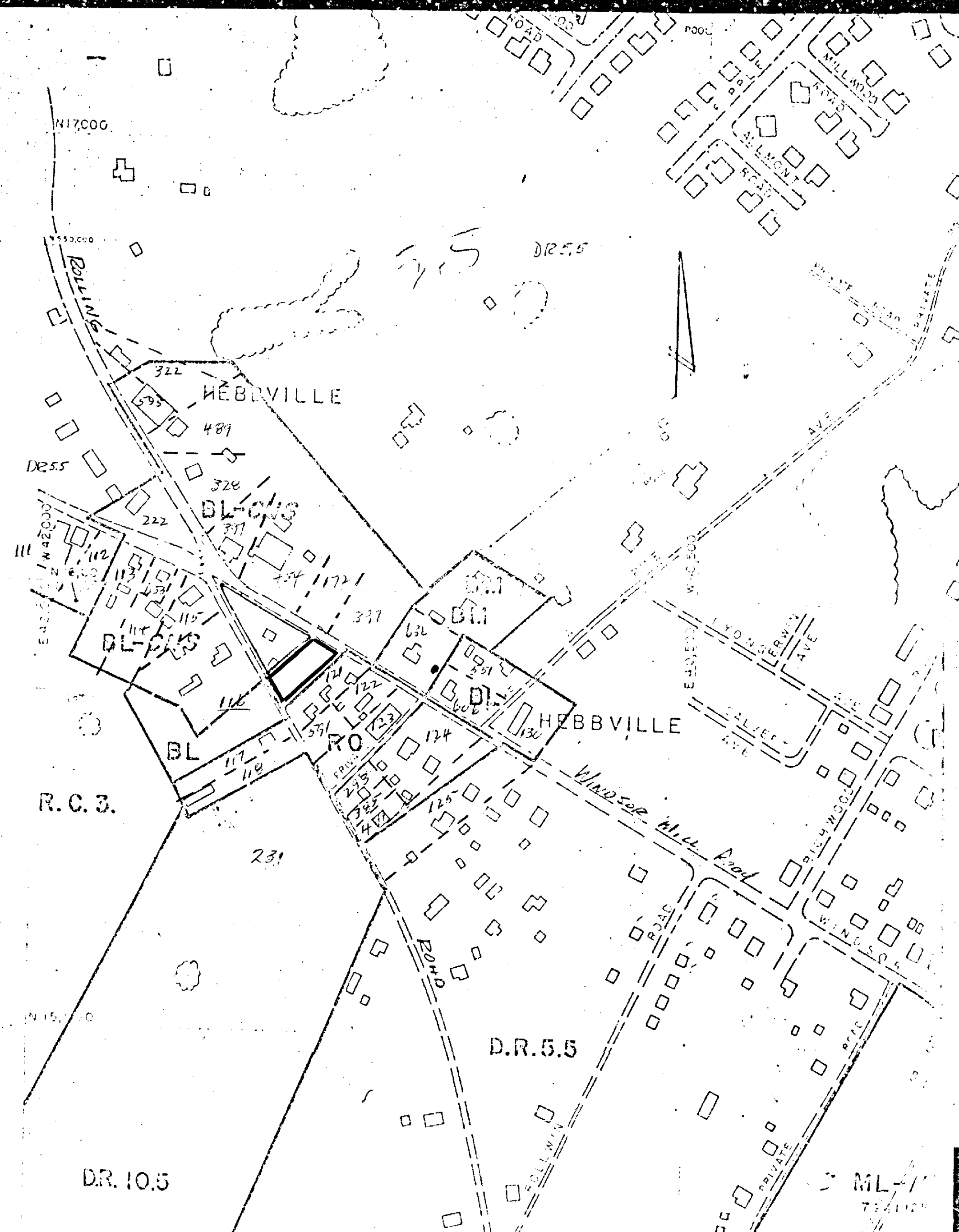
Scale is 1" = 2000 feet.

Subject Exxon property located
by RED arrow.

GREEN circle is a one-mile
radius centered at the subject
property.

Carl Heinmuller, Jr.
August, 1981





Copy of part of 200-scale Zoning map showing the intersection of Windsor Mill and Rolling Roads at Hebbville, in the Second District of Baltimore County

Existing Exxon Service Station outlined in red. Expansion area in blue. Both sections are within the BL-CMS zoning.

Parcel Numbers and Identification Listed Below are From Tax Map 87.

- 322- House (H. E. Beyer, #3215 Rolling Road)
- 595- Garage (C. D. Beyer, #3107 " ")
- 489- Old house, with school bus parking (H. A. Hildgley, #3109 Rolling)
- 323- House (C. D. Beyer, #3111 Rolling Rd)
- 222- Royal Farm Store (Cleveland Farms Dairy, #7500 Windsor Mill Rd)
- 221- Old dwelling-type building, formerly a general store operated by the local family; presently has an antique shop "Earl's Country Corner" (Robert F. Wallace)
- 451- Former barn with additions "Barn" (Robert F. Wallace)
- 172- 7/11 Store (Southland Corp)
- 337- Vacant lot (Robert F. Wallace)
- 621- Old house - "Barn" (Robert F. Wallace)
- 606- Old house, boarded up (Donald R. Virgil)
- 551- House
- 130- Two story building "Herche Bros. Furniture Co. #7350 Windsor M. Rd)
- 121- House (William F. Eder, #7409 Windsor Mill Rd)
- 122- House (Am. M. Waters, #7407 " ")
- 123- Two story hall, "Star Community Hall" #7405 Windsor Mill Rd)
- 124- House (E. Micciche, #7401 Windsor Mill Rd)
- 125- Houses (George Ulah, #7343 " ")

Residential improvements southwestly to Cresson Avenue- about 1/10 mile from intersection of Rolling Road.

At northeast corner of Windsor Mill Road and Cresson Avenue is an Arco service station; next south are Police Station, Fire House, an Inn, a County depot, and Rutherford Business Community.

The Arco station is the nearest gasoline station to the subject Exxon; next nearest is at Liberty and Millford Mill Roads- one mile north.

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- 111- Salem United Methodist Church
- 112- House (G. M. Goldstein)
- 113- House (H. D. Beyer)
- 114- House (Frisner Electric Contractors, #7501 Windsor Mill Rd)
- 115- House (M. A. Birk)
- 116- House (Betty J. Birk)
- 117- Barn, sheds, fruit & vegetable stand (Robert F. Wallace)
- 118- House (G. W. Pine, #3038 Rolling Road)
- 119- House (Robert F. Wallace, #3036 Rolling Rd)
- 231- Millington Baptist Church and School (about 1907)
- 591- Truck garden (Mrs. W. E. Wright, #3037 Rolling Rd)
- 292- House (Marjorie S. Nichols, #3029 Rolling Rd)
- 293- House (A. W. Collins, #3029 Rolling Rd)
- 491- House (S. E. Wallace, #3027 Rolling Rd)

Residential improvements southerly to Security Boulevard- about two miles from intersection with Windsor Mill Road

EXHIBIT 3

